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Estate Agents

**12 Haslemere Avenue
Bridlington
YO15 2EB**

Mid terraced Victorian house
Four bedrooms, two reception
Gas CH, new boiler and uPVC DG

Improved and modernised
Large rear yard
No ongoing chain

**Asking Price Of:
£147,500**



01262 401401

www.ullyotts.co.uk

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PROPERTY PROFESSIONALS SINCE 1891

12 Haslemere Avenue

Bridlington

YO15 2EB



LOCATION

The property is located towards the northern end of Haslemere Avenue which runs directly off Bridlington's town centre, within immediate striking distance of all local shops, bus station, town centre, north side seafront and amenities. The schools that serve the locality would be Headlands Comprehensive and Quay or Bay Primary, both being within a one mile radius.

Bridlington is a premier East Yorkshire Coast resort centred around its historic harbour and wonderful bay with over three miles of beaches. The town has attracted seasonal visitors for many decades. The town centre has grown to include many national shopping names and the Old Town is a historic focal point bounded by the Bayle and Priory Church with its four prominent spires. The town is handy for commuting to Hull, York, Beverley and Scarborough.

ACCOMMODATION

A traditional style, town centre Victorian house, probably constructed in around 1890 and has been improved and modernised by the current owners. The property offers a spacious four bedroomed layout, with gas central heating, brand new modern boiler, uPVC double glazing and a sizeable rear yard with a ten foot lane to the rear.

The property is priced sensibly and offered with no ongoing chain for early completion.

ENTRANCE PORCH

2' 11" x 2' 11" (0.89m x 0.89m)

With uPVC entrance door, vinyl flooring and timber door into hall.

ENTRANCE HALL

12' 5" x 3' 1" (3.78m x 0.94m)

With stairs to the first floor and opening into dining room.

DINING ROOM

13' 1" x 11' 4" (3.99m x 3.45m)

With a window to the rear elevation, under stairs cupboard, radiator, door to kitchen and door to lounge.



LOUNGE

15' 6" x 12' 0" (4.72m x 3.66m)

With a bay window to the front elevation and radiator.



KITCHEN

11' 11" x 8' 10" (3.63m x 2.69m)

With a modern range of recently re-fitted wall, base and drawer units, worktop over, stainless steel sink unit, built in electric oven, gas hob and extractor. Tiled splashbacks, vinyl flooring, radiator and windows to the side and rear elevations.



LOBBY

4' 7" x 3' 6" (1.4m x 1.07m)

With uPVC rear entrance door.

CLOAKS WC

5' 7" x 4' 1" (1.7m x 1.24m)

With a low flush WC, wall mounted wash hand basin, vinyl flooring and a window to the side elevation.

FIRST FLOOR LANDING

A split level landing.

BATHROOM

9' 3" x 9' 2" (2.82m x 2.79m)

A modern white suite comprising panelled bath with shower attachment and shower screen, pedestal wash hand basin, vinyl flooring, window to the rear elevation and large storage cupboard housing the brand new wall mounted gas central heating boiler.



SEPARATE WC

5' 11" x 3' 3" (1.8m x 0.99m)

With a low level WC, vinyl flooring and a window to the side elevation.



BEDROOM 1

16' 0" x 12' 3" (4.88m x 3.73m)

With a window to the front elevation, radiator, storage cupboard and feature cast fire grate.



BEDROOM 2

11' 3" x 10' 1" (3.43m x 3.07m)

With a window to the rear elevation and radiator.



SECOND FLOOR LANDING

With skylight window to the rear elevation.

BEDROOM 3

15' 5" x 12' 6" (4.7m x 3.81m)

With two windows to the front elevation and radiator.



BEDROOM 4

9' 11" x 9' 10" (3.02m x 3m)

With a window to the rear elevation and radiator.



OUTSIDE

There is a shallow walled frontage and wrought iron gate to a small forecourt area.



To the rear there is a generously proportioned yard with a large patio area ideal for seating/BBQ's, the yard is walled and securely fenced with borders. A gated access leads to a ten foot rear lane.



TENURE

Freehold.

SERVICES

All mains services are available at the property.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band B.

ENERGY PERFORMANCE CERTIFICATE

Rating E.

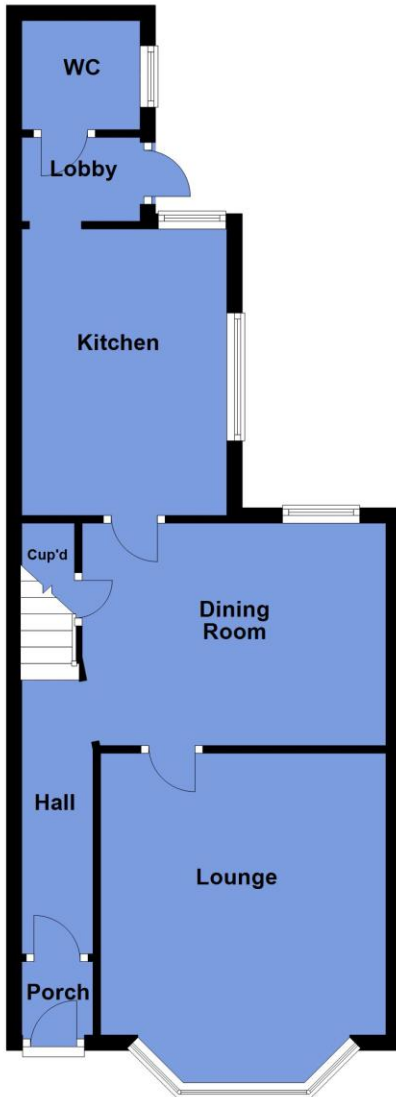
VIEWING

Strictly by appointment with Ulllyotts.

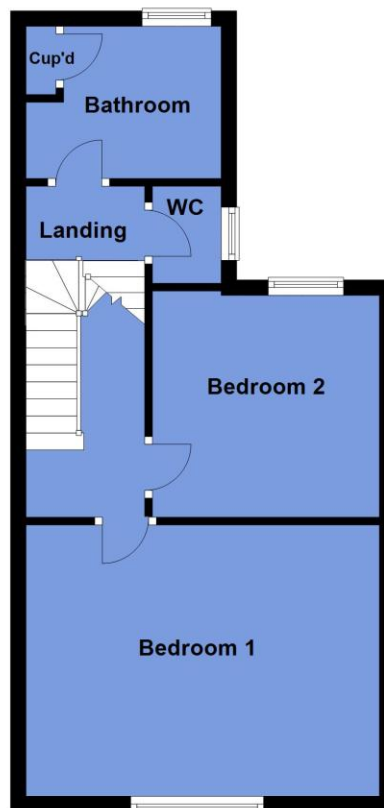
Approximately 128 square metres

(from EPC calculation, this may exclude conservatories)

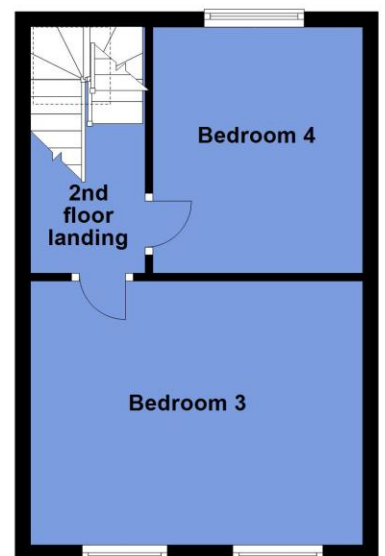
Ground Floor

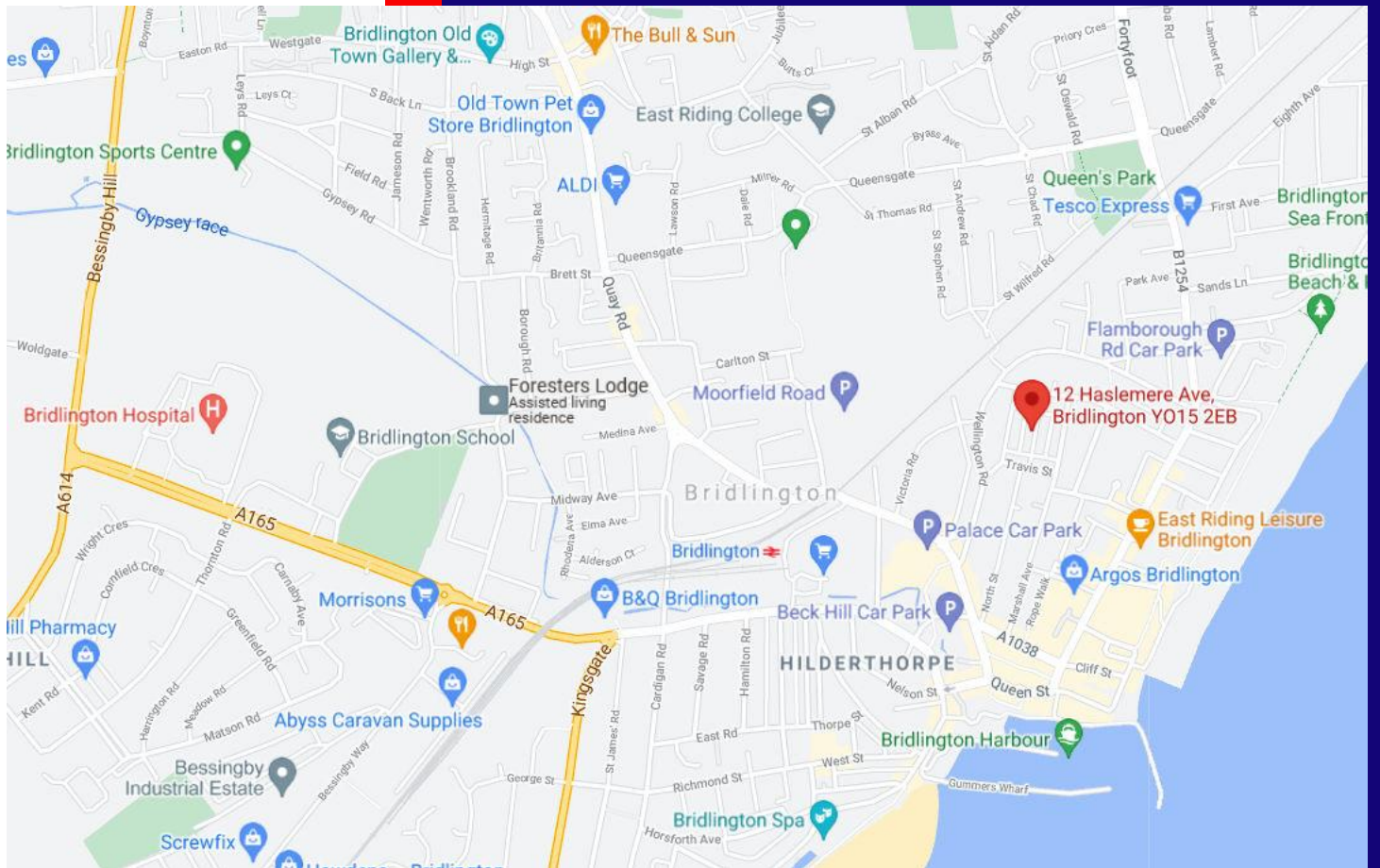


First Floor



Second Floor







16 Prospect Street, Bridlington, YO15 2AL

Also at: 64 Middle Street South, Driffield, YO25 6QG Tel: 01377 253456



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